

Property at 00056 SOMERSET DRIVE

Prop ID 4000056

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Administrative Information

Owner name: GARVEY ALEXANDER S
 Second name:
 Address: 56 SOMERSET DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4000056 Neigh.: Zone: R40 Vol: 711 Page: 301

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jul-2017
Resident Land	.92	115,500				Sale price: 377,500
Resident Dwelling	1.00	180,270				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	.12	630				Mkt value :
						Cost value: 426,329
Summary			Utilities		Sales ratios	
Total assessments		298,430	Water	Connecticut	Cost/sale :	1.1293
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		298,430	Gas	CNG	Assmt/sale:	.7905

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
RES	12	.120	7,500	900			900	630
Residual		5,227						
1.040 acres				Total land value			165,900	116,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,043	272,690
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					47,697
Other Features		WB Stks			9,250
Sub-Total					338,637
Grade	B-	Factor 1.1700			396,205
CDU		C&D Factor 1.00			396,205
Depreciation		35 %			257,533
		Computed cost value @ 70%			180,273

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	216	5,722
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
Total additions			47,697

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2021	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

